

default shall continue for ninety days, then the entire mortgage debt shall be deemed due and demandable at the office of the Mort area and it shall be lawful for your Petitioner as Assignee, as aforesaid, to sell the real estate conveyed by said mortgage at public sale upon giving twenty days' notice of the time, place, manner and terms of sale in some newspaper printed in Frederick County prior to the day of sale, and default having been made in the payment of the said monthly payments of principal and interest for more than ninety days, to-wit, from December 16, 1943, and the said Home Owners' Loan Corporation having duly exercised the option reserved in said mortgage, declaring the whole debt due and demandable, your Petitioner became duly authorized to execute the power of sale contained in said mortgage by reason of said default.

(4) That your Petitioner, having first advertised the said real estate for more than twenty days in "The News", a newspaper printed and published in Frederick City, Frederick County, Maryland, setting forth the time, place, manner and terms of sale as will appear by the Printer's Certificate filed herewith marked Exhibit "D", and which is prayed may be taken and considered a part hereof, and also by publication in "The Post", a newspaper published in the same location, and after filing a duly approved bond in your Honorable Court, proceeded to sell the real estate at public auction at the Court House Door in Frederick City, Frederick County, Maryland, on Wednesday, June 22, 1944, at the hour of 10:30 A. M., and your Petitioner, attending said sale, then and there sold the said real estate unto Ralph T. Crummitt and Bessie W. Crummitt, his wife, they being then and there the highest and best bidders therefor, at and for the sum of Two Thousand Eight Hundred Thirty-five Dollars (\$2,835.00), which said purchasers have fully complied with the terms of sale and signed an Acknowledgment of Purchase, which is filed